



Kamps Realty Guide to Moving to Calgary



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Guide to Moving to Calgary

By Eddie Kamps

Introduction

Congratulations on your impending move to Calgary. If you're returning to the city, welcome back! If this is your first time here, you will discover Calgary to be an inviting place to call home. As a large city situated an hour from the majestic Rocky Mountains, Calgary has something to offer everybody.

This guide is meant to give you insightful information to help you with your move. I provide background information on Calgary, key issues facing the city in the coming years, entertainment and family fun, infrastructure, schools, hospitals, and recommended neighbourhoods. This should orient you to our city and make your transition here that much smoother.

I have collated information from sources like the City of Calgary, the Calgary International Airport, and the Calgary Real Estate Board and have presented key maps and figures in the appendices listed below:

- **Neighbourhood Map of Calgary**
- **Map of Calgary Benchmark Residential Home Prices**

- **Calgary Benchmark Residential Home Prices by Housing Type (October 2020)**
- **Median Prices by Neighbourhood (October 2020)**
- **Neighbourhoods by Population (2019 Census)**
- **Non-Stop Destinations from Calgary International Airport**
- **Ward Map of Calgary**

Issues

The Economy, Oil & Gas, & Diversification

The economic future of Calgary is the main issue confronting Calgarians. Prior to the collapse of global oil prices in late 2014, Calgary's economy was among the hottest in Canada. Canadians flocked from other provinces to find work in our city. However, the economy has been a laggard as investment in the oil & gas industry has plummeted. Unemployment is high compared to historical standards, which has only been exacerbated by COVID-19. Some critics question the long term viability of the oil & gas industry as alternative sources of energy

come in vogue. While there are serious issues confronting Calgary, we still possess among the strongest median incomes in Canada, backed by a young and educated workforce. There is a strong push to diversify our economy away from oil & gas to smoothen the wild swings caused by a commodities-based economy. Critics may write off Calgary, but naysayers have said that before and have been proven wrong by the entrepreneurial spirit and can-do attitude that are part of our culture.

Build Out of Schools

School construction has been a major issue for families and the real estate market for some time. Calgary neighbourhoods are designed to have at least one elementary and one middle school of both public and separate, with easy access to a high school. However, Calgary grew so quickly that public infrastructure such as schools have struggled to keep up. Demand for homes has been relatively high in newer neighbourhoods on the outskirts of the city while changing demographics have some elementary schools at extremely low utilization closer to downtown. While the provincial government has committed hundreds of millions of dollars to school construction, some children have long distances to travel to get to school. The severity of this issue is highly dependent upon what neighbourhood you live in.

Property Taxes

The incidence of property taxes is another major issue that has yet to be resolved. During the boom, the City of Calgary received much of their tax revenue from commercial properties in the downtown core, as large oil companies or the owners of the commercial buildings where they are located could afford it. With the collapse in oil prices and a 25-30 percent vacancy rate downtown, the burden was carried by commercial properties outside of the downtown core, which led to property tax increases of hundreds of percent in some cases. Some of the burden has been shifted to residential, but the issue is far from resolved.

The Green Line

The Green Line is Calgary's approved but not yet constructed new C-train (LRT) line that will run from the southeast through downtown to the north. The scope had to be scaled down to fit it within its \$5 billion budget, which has led to some groups to call for its delay or cancellation. The project received approval from City Council earlier this year and will go ahead.

Secondary Suites

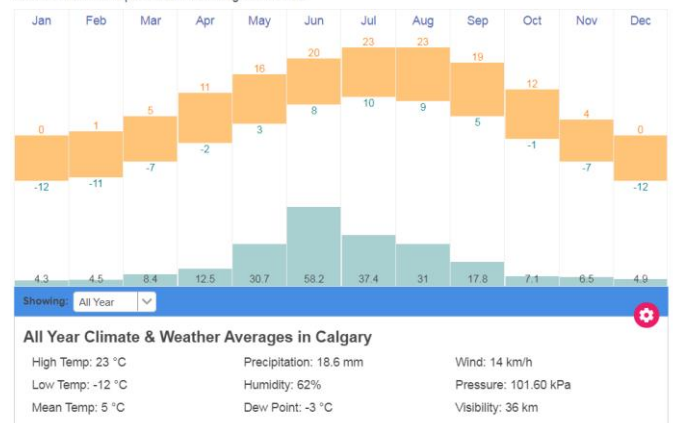
Secondary suites are separate dwellings contained within the same structure. Many of the tens of thousands of secondary suites in Calgary are unpermitted and some have safety issues or have yet to have been brought up to code. Calgary struggled with housing affordability for many years and City Council's goal is to permit as many of these suites as possible to avoid a tragic event due to lax safety standards in unpermitted suites.

Weather

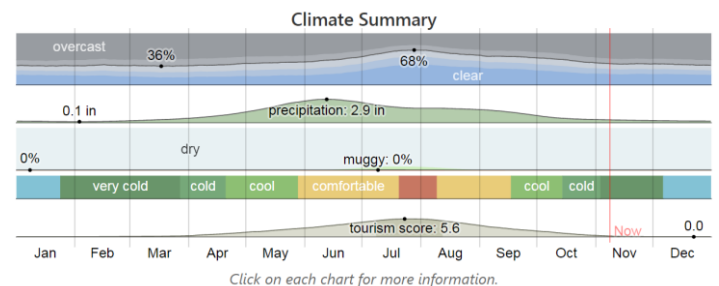
Like any prairie city, Calgary experiences large temperature swings between summer and winter. Unless you are moving from the West Coast, new Calgarians from other areas of Canada will notice the milder winters and less humidity. Winters are drier and our autumns last about 10 minutes. Below are the

Annual Weather Averages Near Calgary

Averages are for Calgary International, which is 8 kilometers from Calgary.
Based on weather reports collected during 1985-2015.



Source: timeanddate



Source: weatherspark

Chinooks are fronts of warm air coming off the mountains that bring more wild conditions for several days or even weeks during the winter. Whereas Edmonton's

temperature is consistently well below zero in the winter, the Chinooks make Calgary's winter warmer and much more bearable.

For all of you horticulturalists out there, Calgary's Plant Hardiness Zone is 4a. As somebody who lives in the southeast, I can confirm that the southeast gets better weather than the northwest.

Entertainment District

Calgary's main entertainment district is located close to downtown along 17 Avenue in the Beltline. Known as the Red Mile during Flames playoff runs, this area is home to a young population and numerous bars, pubs, and entertainment venues. The Stampede Grounds are located a short walk to the east, along with Cowboys nightclub and the emerging East Village.

Unique Calgary Things to Do

- Stampede - everybody knows the Greatest Outdoor Show on Earth. The city shuts down from early to mid-July to celebrate our Western traditions. You have to go at least once to get Those Little Donuts and take in a grandstand show
- Peter's Drive In - located on 16 Avenue and famous for its burgers and milkshakes
- Calgary Olympic Park - home of the 1988 Olympics, COP and Winsport are a sports lovers paradise
- Spruce Meadows - home of three major events, this world famous equestrian facility at the south end of the city also hosts Cavalry FC, Calgary's professional soccer team
- National Music Centre - five floors of interactive exhibits, artifacts, instruments, and music memorabilia tell the story of music in Canada, with public tours available daily that are included with admission. Studio Bell is also home to the Canadian Songwriters Hall of Fame, Canadian Music Hall of Fame, and the Canadian Country Music Hall of Fame¹

Family Stuff

- Granary Road - There is something for everyone in the family at Granary Road. Slide, swing, and climb your way through the 36 acre Active Learning Park, where kids of all ages can explore imaginative animal, insect, and agricultural play areas. Or spend the day shopping

in the public market for everything from fresh produce and artisan cheese to top shelf wine and classic charcuterie²

- Calgary Farmyard - formerly the Calgary Corn Maze, this family fun centre has mini-golf, a petting zoo, train rides, and many more activities to entertain your kids
- Butterfield Acres - Pony rides, playgrounds, tractor and wagon rides, and a giant sandbox are just the start of life on the farm at Butterfield Acres. Hands on experiences give everyone in the family a chance to experience barnyard animals in a friendly and welcoming environment³
- Calaway Park - this amusement park is located west of the city and features a roller coaster, log ride, carnival games, a train ride, and many other family activities
- Heritage Park - a nod to Calgary's past, Heritage Park is a historical village

Parks

- Fish Creek Park - as Canada's second-largest urban park, this is Calgary's best kept secret. Sightings of deer and moose are commonplace on its endless trail system
- Prince's Island - just north of downtown on the Bow River,
- Nose Hill - fantastic views from this large park north of downtown
- Weaselhead Flats/Glenmore Reservoir - another idyllic spot in southwest Calgary



Fish Creek Provincial Park

Source: Alberta Parks

Newer communities have many playgrounds and parks throughout the neighbourhood, making it an ideal place to raise a family.

Tip: If you want to go off the beaten path, bring the family to MacKinnon flats southeast of the city.

¹ www.visitcalgary.com

² www.visitcalgary.com

³ www.visitcalgary.com

Golf

Calgary has a lot of golf courses. If you're an avid golfer, you've come to the right place!

Notable things outside of Calgary

- Drumheller - home of the world famous Royal Tyrrell Museum, this town east of Calgary also boasts the Atlas Coal Mine, Horseshoe Canyon, and the hoodoos



Hoodoos at Drumheller
Source: Travel Alberta

- Dinosaur Provincial Park - home of some incredible fossil finds with lots of great hiking and a fantastic campsite
- Banff National Park/Kananaskis Country - Banff needs no introduction. Banff and K-Country are Calgary's playgrounds at only 90 minutes away. While Lake Louise is the most famous lake, Moraine Lake is by far the most beautiful and memorable
- Jasper National Park - located north of Banff along the Icefields Parkway, Jasper is another amazing destination. Check out Athabasca Falls and take the kids to the beach at Pyramid Lake
- Nanton - is a quaint town about 30 mins south of Calgary of the QEII. Nanton is famous for its antique stores, candy shop, and the Bomber Command Museum
- Alberta Prairie Railway Excursions - drive up to Stettler and enjoy a ride on an old-fashioned locomotive. Itineraries can include dinner, a musical show, a murder mystery, or a train robbery. The Polar Express is a special event for kids and a wonderful memory.

Hospitals

- Foothills/Alberta Children's - in northwest by the University of Calgary. A new cancer centre will be complete in 2023
- Rockyview - southwest Calgary by the Glenmore Reservoir
- Peter Lougheed - located in northeast Calgary
- South Health Campus - located in the community of Seton in the deep southeast

Schools

Grade Schools

As a large city, Calgary has a wide range of quality schools. The Calgary Board of Education (CBE) is the public system and manages 246 schools and over 125,000 students. The Calgary Separate School District (CSSD) is the Catholic system oversees 117 schools and almost 60,000 students. There are also a number of private schools and charter schools for parents wanting other options.

Post Secondary Schools

- University of Calgary
- Mount Royal University
- Southern Alberta Institute of Technology
- Alberta College of Art and Design
- Ambrose University - a private university located in the southwest
- St Mary's University - a private Catholic university located in the South
- Satellite locations of Athabasca University and the University of Lethbridge - share a downtown office close to City Hall

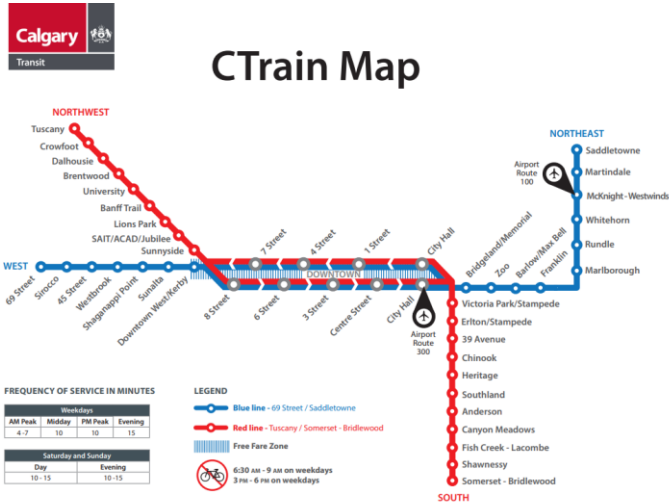
Transportation

Calgary has an efficient transportation system with three major components:

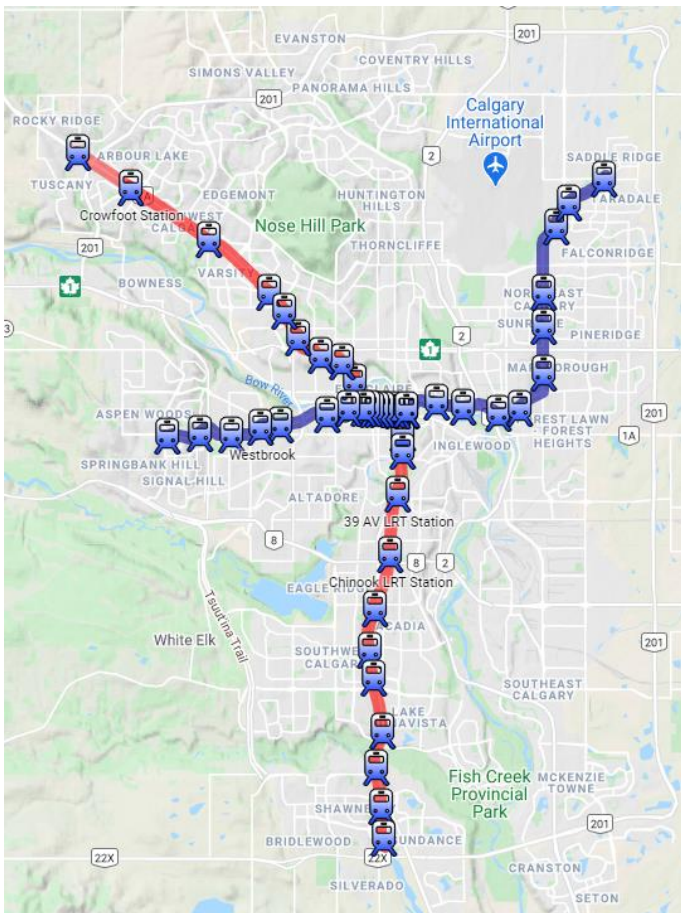
- C-train (LRT) - the current system has two lines
 - Red: runs from the deep south through downtown to the northwest
 - Blue: runs from the northeast through downtown to the west

The Green Line will be built by 2027. C-train fare is free while within the downtown zone.

- **MAX Lines** - four rapid transit bus lines throughout the city: Orange, Teal, Purple, and Yellow
- **Regular bus service**



Source: Calgary Transit



Red and Blue C-train lines

Source: Google

Cost of Public Transportation

Current fares for Calgary Transit

Fares		
	Cash Fares	Tickets
	One time use, valid for 90 min	Cash fares bought in books of 10
Adult Ages 18 and older	\$3.50	\$35.00
Youth Ages 6 - 17 *	\$2.40	\$24.00
Children Ages 5 and under	Free	Free

* Or students 18 to 21 attending high school full time. (School ID required)

Passes		
	Day Pass	Monthly Pass
	Valid from the time of purchase until the end of service that day	Valid for 1 calendar month
Adult Ages 18 and older	\$11.00	\$109.00
Youth Ages 6 - 17	\$8.00	\$79.00

Source: Calgary Transit

Parking

Downtown parking rates range from \$200 for surface parking to \$525 heated, however, this is dependent upon location.

Airport

Calgary International Airport is located in the northeast within the city limits. There is a rapid transit bus that services the airport from downtown. There is no C-train service there yet and won't be for many years, although this is an issue that is currently being discussed.

See Appendix F for maps of non-stop destinations.

Shopping

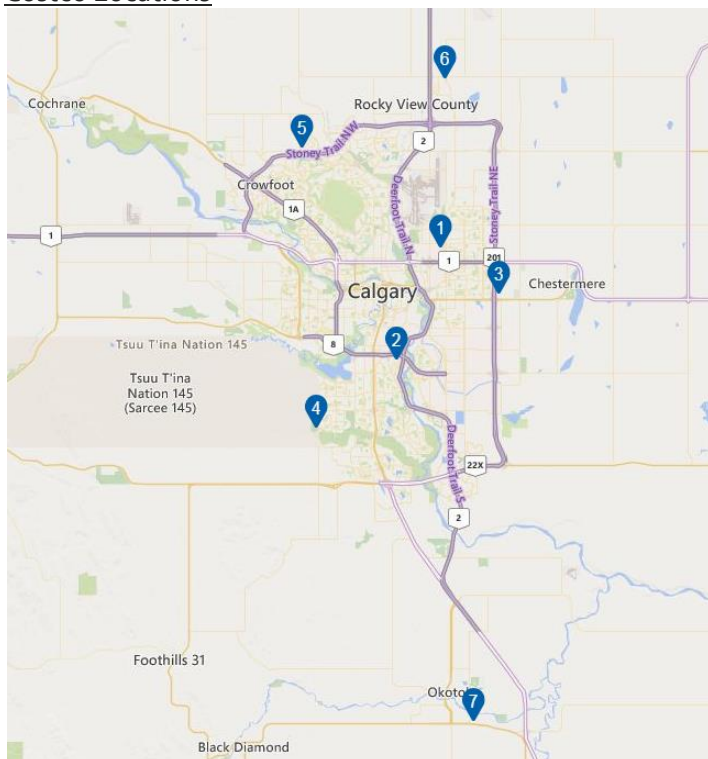
Major Malls

- Cross Iron Mills - Calgary's response to West Edmonton Mall, this massive shopping centre is located just north of the city limits along the QEII. The Bass Pro Shops store is a tourist attraction in and of itself
- Market Mall - over 200 retailers located in the northwest
- Chinook Centre - the largest mall in Calgary with over 250 stores, including Nordstrom's and Saks Fifth Avenue

Farmer's Markets

- Crossroads Market - 1235 26 Avenue SE
- Calgary Farmer's Market - 510 77 Avenue SE
- Avenida Food Hall & Fresh Market - 12445 Lake Fraser Drive SE

Costco Locations



Source: Costco

Calgary Neighbourhoods

Below are neighbourhood recommendations based on demographics and various stages in life. Calgary is home to many wonderful communities. These are merely suggestions of places to start to look at.

Young Families

- Auburn Bay - boasting largest population of kids under 14 years old, this community in southeast Calgary hosts a Santa Claus parade with a popular private beach with many amenities
- Tuscany - located at the northwest fringe of Calgary, Tuscany is a newer community that affords school choice, affordable homes, and mountain views
- Evanston - Evanston offers young families space and affordability at the north end of the city
- Evergreen - sitting astride Fish Creek Provincial Park, this community is ideally located for the suburban parent, with the recently completed portion of the Southwest Ring Road making it more accessible than ever

Young and No Attachments

- Beltline - encompassing the 17 Avenue entertainment district, the Beltline is where the young people are in Calgary. It's a short walk to downtown jobs and is close to endless restaurants, bars, pubs, and clubs
- East Village - an emerging urban district east of downtown and north of the new Flames arena, the East Village features stylish condos on the Bow River

Trendy

- Kensington - among the trendiest neighbourhoods in Calgary and situated close to downtown near the Bow River
- Marda Loop - lots of redevelopment occurring in this walkable area with 150 shops and restaurants
- Inglewood - a neighbourhood southeast of downtown undergoing a revitalization with galleries, boutique shops, and pubs
- Bowness - a unique area that feels almost separate from Calgary with Bowness Park and lagoon

Professional Families

- Altadore - is a neighbourhood that is undergoing redevelopment with older bungalows being replaced with luxury infills. Only a short drive or bus trip from downtown
- Hillhurst - located a short walk from downtown across the Bow River, Hillhurst contains the trendy area of Kensington and its boutique shops and pubs
- Currie Barracks - new builds in the inner city on the site of old CFB Calgary, Currie Barracks brings luxury that is conveniently located close to downtown, MRU, and major thoroughfares to the mountains

- Crescent Heights - another popular neighbourhood across the Bow River north of downtown with superb views sitting atop the bluff
- Lake Bonavista - the first lake community in Canada, Lake Bonavista provides upscale living in a more suburban setting

Costs

The costs associated with owning a home in Calgary are similar in principle than those of other jurisdictions. Below is a cost of living index of Canadian cities:

Cost of Living Ranking in Canada (top cities by data quality)

Ranking	City	Price Index *
1st	Toronto	171
2nd	Vancouver	163
3rd	Whitehorse	158
4th	Ottawa	153
5th	Victoria	150
6th	Calgary	148
7th	Oshawa	145
8th	Edmonton	139
9th	Barrie	139
10th	Kelowna	139

Source: expatistan

Cost of Home Ownership

For a newer single family detached home ~2200 sq ft and \$500,000 value (actual costs may vary)

Property tax	~\$3600-\$4000/year
Homeowners Association *	~\$200-\$400/year
Electricity (ENMAX)	~\$180-\$300/month
Gas (ATCO/ENMAX/Direct Energy)	\$60-\$125/month

*Some neighbourhoods in Calgary levy a homeowners association fee (HOA) to maintain neighbourhood infrastructure such as medians, parks, and private lakes.

Please note the following:

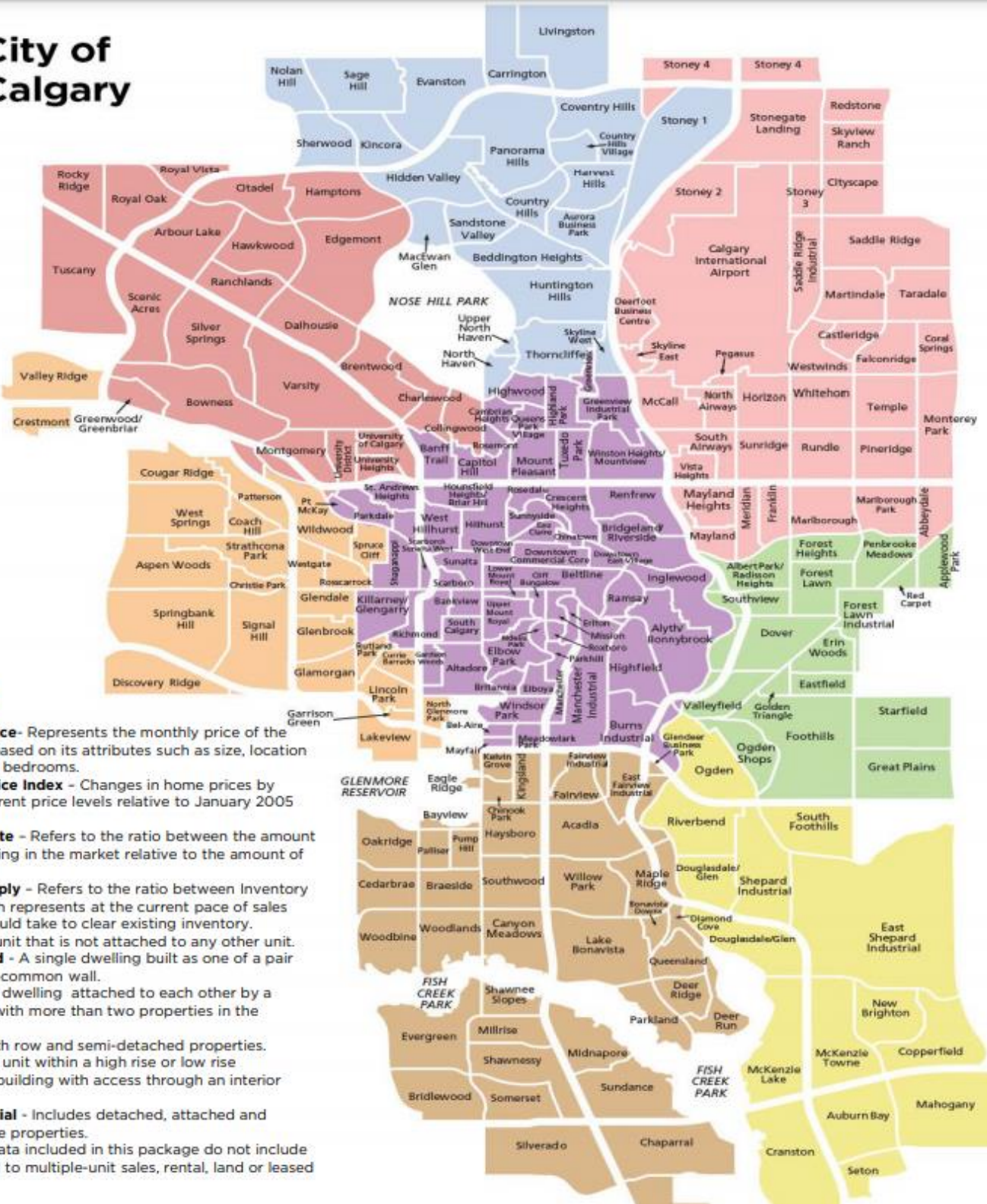
- Land transfer tax - unlike the majority of jurisdictions in Canada, there are no land transfer taxes at the municipal or provincial level
- PST/HST - Alberta does not have a Provincial Sales Tax (PST) or Harmonized Sales Tax (HST), but Goods and Services Tax (GST) is applicable on new homes

Other Communities to Consider

- Okotoks - located a 10 minute drive south of Calgary, Okotoks sits astride the Sheep River and has more affordable housing than comparable homes in Calgary
- Airdrie - directly north of Calgary past Cross Iron Mills, Airdrie is similar to Okotoks in terms of affordability and proximity to Calgary
- Chestermere - a city to the east with a beautiful lake. Chestermere is worth checking out for families who want quality of life without a long commute, as it's closer to downtown Calgary than many Calgary neighbourhoods
- Cochrane - located 20 minutes northwest of Calgary, Cochrane is close enough for work but far enough away from Calgary to feel much closer to the mountains

Appendix A - Neighbourhood Map of Calgary

City of Calgary



DEFINITIONS

Benchmark Price- Represents the monthly price of the typical home based on its attributes such as size, location and number of bedrooms.

MLS® Home Price Index - Changes in home prices by comparing current price levels relative to January 2005 price level.

Absorption Rate - Refers to the ratio between the amount of sales occurring in the market relative to the amount of inventory.

Months of Supply - Refers to the ratio between Inventory and sales which represents at the current pace of sales how long it would take to clear existing inventory.

Detached - A unit that is not attached to any other unit.

Semi-detached - A single dwelling built as one of a pair that share one common wall.

Row - A single dwelling attached to each other by a common wall with more than two properties in the complex.

Attached - Both row and semi-detached properties.

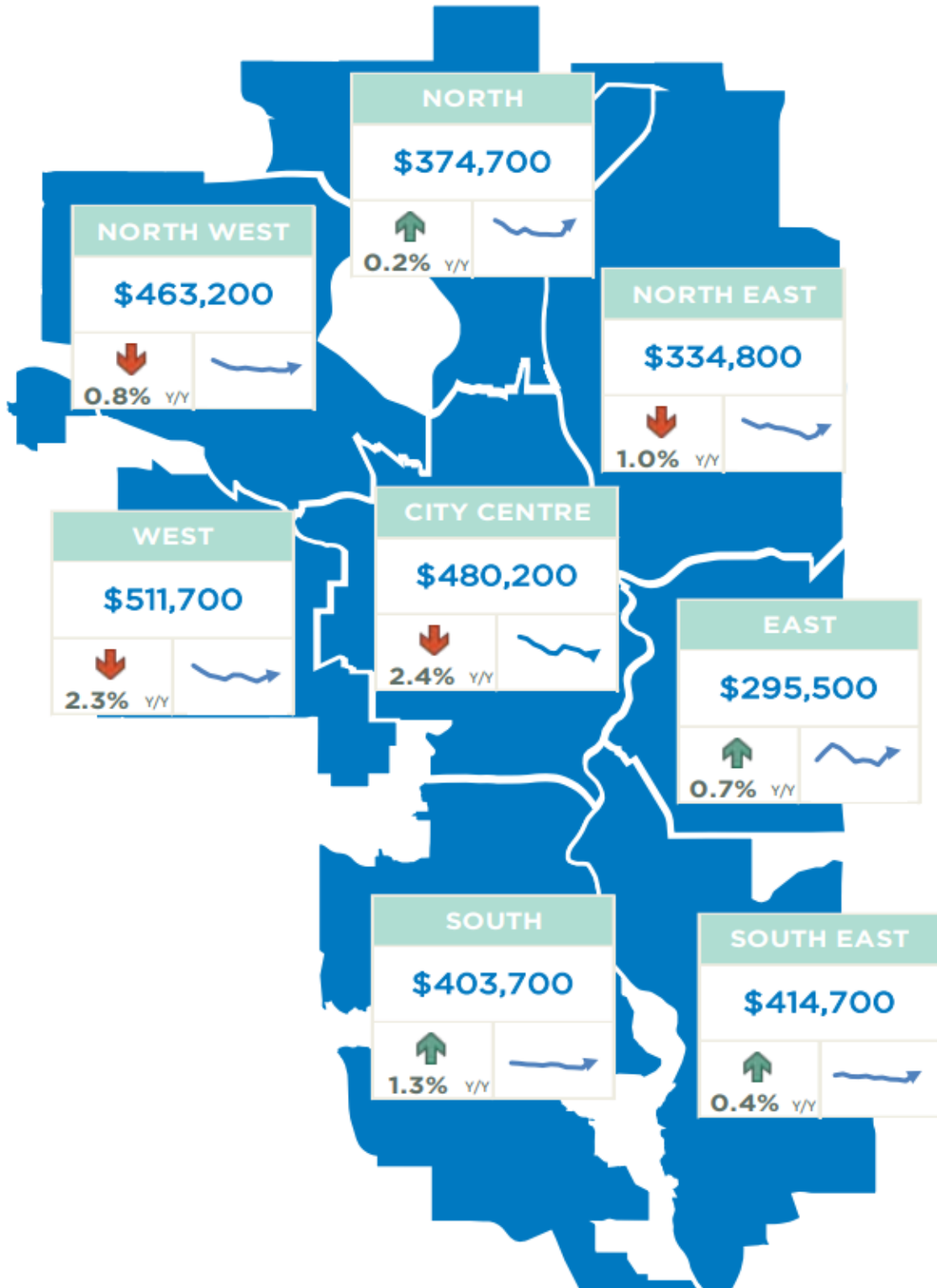
Apartment - A unit within a high rise or low rise condominium building with access through an interior hallway.

Total Residential - Includes detached, attached and apartment style properties.

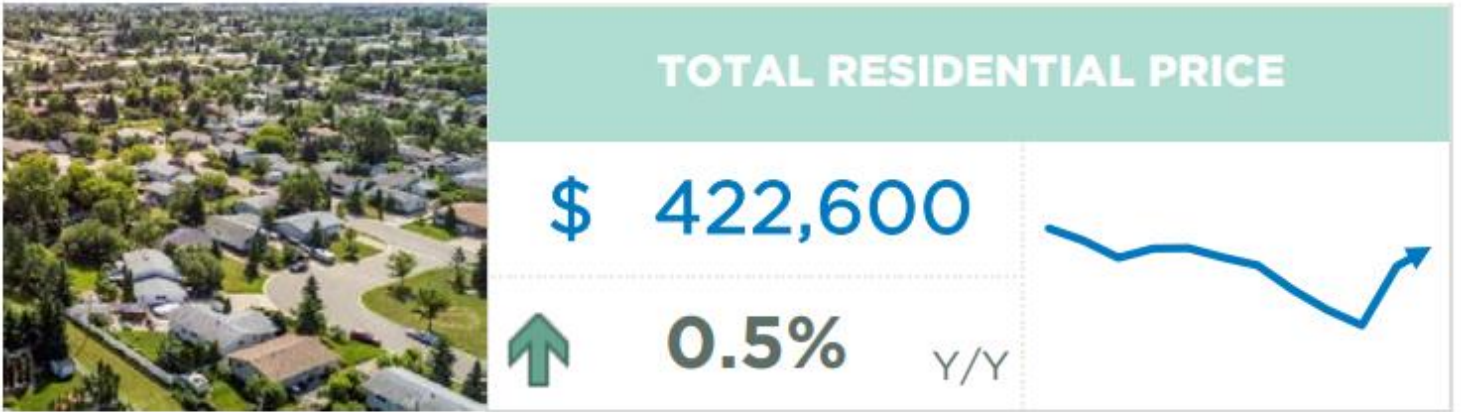
Exclusions - Data included in this package do not include activity related to multiple-unit sales, rental, land or leased properties.

Appendix B - Map of Calgary Benchmark Residential Home Prices

October 2020 District Total Residential Benchmark Price



Appendix C - Calgary Benchmark Residential Home Prices by Housing Type (October 2020)



Source: CREB

Appendix D - Median Prices by Neighbourhood (October 2020)

Source: Data from CREB, Table by Kamps Realty

	All Residential	Detached	Apartment	Semi-Detached	Row
Calgary	420,000	478,500	224,210	373,938	283,500
Airdrie	378,250	424,000	173,000	332,000	243,500
Black Diamond	288,500	312,000	265,000	-	-
De Winton	643,500	643,500	-	-	-
Heritage Pointe	775,000	867,500	-	715,000	-
High River	355,000	382,500	107,000	335,700	186,200
Okotoks	457,000	485,500	192,000	425,500	246,875
Turner Valley	336,750	343,500	-	273,000	-
Chestermere	525,000	565,000	232,500	377,500	249,000
Cochrane	388,750	450,000	170,000	353,000	286,000
Springbank	985,000	1,017,500	-	920,000	-
Bearspaw	-	-	-	-	-
Canmore	730,000	1,086,000	539,500	1,275,000	689,000
Calgary City Centre	495,000	639,450	265,000	670,000	433,750
Calgary East	300,000	316,000	161,750	212,000	182,900
Calgary North	416,830	455,000	201,000	372,876	287,500
Calgary Northeast	324,000	359,300	146,000	272,750	182,500
Calgary Northwest	468,950	500,000	206,500	423,750	322,500
Calgary South	420,000	457,750	194,500	350,000	264,450
Calgary Southeast	398,250	453,000	202,500	330,000	281,500
Calgary West	597,000	667,500	237,500	625,000	330,500
Abbeylea	242,000	330,000	-	242,000	177,500
Acadia	430,500	430,500	-	-	-
Albert Park/Radisson Heights	295,000	295,000	-	-	-
Altadore	760,500	947,500	215,000	822,250	500,000
Alyth/Bonnybrook	-	-	-	-	-
Applewood Park	316,000	350,500	128,000	-	-
Arbour Lake	443,000	475,000	200,000	367,500	-
Aspen Woods	972,500	1,098,000	245,000	-	384,000
Auburn Bay	440,000	500,000	239,823	361,250	296,250
Banff Trail	560,000	560,000	-	-	-
Bankview	221,150	601,250	156,900	-	-
Bayview	868,500	868,500	-	-	-
Beddington Heights	295,000	358,000	-	282,500	242,500
Bel-Aire	-	-	-	-	-
Belmont	344,800	439,900	-	-	310,900
Beltline	265,000	-	265,000	-	215,000
Bonavista Downs	-	-	-	-	-
Bowness	405,000	380,000	-	493,500	223,000
Braeside	436,000	449,500	-	-	197,500
Brentwood	522,500	550,000	231,000	-	-
Bridgeland/Riverside	570,000	637,500	320,000	727,500	639,950
Bridlewood	300,000	358,000	180,000	-	277,000
Britannia	1,675,000	1,675,000	-	-	-
Cambrian Heights	500,000	527,500	-	328,500	-
Canyon Meadows	420,000	532,500	149,375	-	243,000
Capitol Hill	587,000	587,000	-	460,000	-
Carrington	445,283	524,033	-	392,500	360,000
Castleridge	304,000	304,000	-	-	-

	All Residential	Detached	Apartment	Semi-Detached	Row
Cedarbrae	362,500	384,250	-	303,500	307,500
Chaparral	473,000	535,000	-	360,000	278,250
Charleswood	523,000	523,000	-	-	-
Chinatown	286,000	-	286,000	-	-
Chinook Park	-	-	-	-	-
Christie Park	625,000	900,000	-	-	350,000
Citadel	402,300	422,000	-	-	243,000
Cityscape	416,000	435,250	-	-	310,000
Cliff Bungalow	497,500	-	237,000	-	946,250
Coach Hill	405,000	542,500	-	-	223,300
Collingwood	449,000	449,000	-	-	-
Copperfield	372,500	418,500	207,000	-	262,500
Coral Springs	515,000	515,500	-	-	295,000
Cornerstone	439,730	444,815	-	330,000	-
Cougar Ridge	510,000	510,000	-	-	220,000
Country Hills	342,500	350,250	240,000	-	-
Country Hills Village	204,000	-	204,000	-	-
Coventry Hills	395,000	395,000	-	-	-
Cranston	383,750	438,500	192,750	330,000	326,950
Crescent Heights	566,400	619,450	165,000	639,500	390,000
Crestmont	554,375	554,375	-	-	-
Currie Barracks	800,250	838,000	347,000	-	-
Dalhousie	283,000	542,800	153,000	298,250	283,000
Deer Ridge	440,000	448,750	-	-	220,000
Deer Run	352,500	352,500	-	-	-
Diamond Cove	-	-	-	-	-
Discovery Ridge	287,500	1,181,000	216,000	-	-
Douglasdale/Glen	431,250	432,500	425,000	-	277,000
Dover	286,500	321,500	169,000	-	235,750
Downtown Commercial Core	168,500	-	168,500	-	-
Downtown East Village	342,000	-	342,000	-	-
Downtown West End	340,900	-	340,900	-	-
Eagle Ridge	-	-	-	-	-
Eau Claire	379,900	-	289,950	-	805,000
Edgemont	530,000	570,000	222,500	-	343,000
Elbow Park	1,362,500	1,362,500	-	-	-
Elboya	-	-	-	-	-
Erin Woods	312,000	312,000	-	-	-
Erlton	353,550	-	321,500	705,000	750,000
Evanston	439,750	499,900	-	372,876	298,750
Evergreen	442,450	450,000	648,000	352,750	260,000
Fairview	394,000	394,000	-	-	-
Falconridge	291,500	310,000	-	235,000	170,643
Foothills	-	-	-	-	-
Forest Heights	248,000	322,500	-	229,000	149,500
Forest Lawn	266,500	266,500	-	-	-
Garrison Green	540,000	540,000	-	-	-
Garrison Woods	377,500	-	276,250	425,000	490,000
Glamorgan	440,000	502,500	126,250	-	263,250
Glenbrook	565,200	479,900	-	710,000	220,000
Glendale	552,435	552,435	-	-	-
Greenview	220,000	340,000	100,000	-	-

	All Residential	Detached	Apartment	Semi-Detached	Row
Greenwood/Greenbriar	-	-	-	-	-
Hamptons	637,000	641,000	-	-	342,000
Harvest Hills	410,000	418,750	270,000	353,750	-
Hawkwood	460,000	460,000	-	-	-
Haysboro	402,000	439,500	155,000	-	-
Hidden Valley	417,000	424,000	-	394,000	243,500
Highland Park	595,000	380,000	95,000	646,250	-
Highwood	-	-	-	-	-
Hillhurst	735,000	875,000	233,000	745,000	-
Hounsfield Heights/Briar Hill	578,000	578,000	-	-	-
Huntington Hills	382,000	398,000	-	-	219,500
Inglewood	412,250	635,000	290,000	-	385,500
Kelvin Grove	762,000	762,000	-	-	-
Killarney/Glengarry	525,000	525,000	176,000	700,000	399,900
Kincora	468,500	485,000	201,000	-	312,000
Kingsland	420,000	422,500	-	344,500	-
Lake Bonavista	655,750	675,000	250,000	-	-
Lakeview	500,000	594,000	-	-	425,000
Legacy	417,500	565,000	-	369,250	315,000
Lincoln Park	241,000	-	241,000	-	-
Livingston	424,665	441,250	-	-	339,209
Lower Mount Royal	306,500	-	305,750	-	700,000
MacEwan Glen	347,500	347,500	-	-	-
Mahogany	516,250	580,000	246,500	390,750	-
Maple Ridge	517,825	517,825	-	-	-
Marlborough	320,000	324,388	-	-	182,500
Marlborough Park	340,000	355,750	-	-	166,000
Martindale	307,500	330,000	-	-	205,000
Mayfair	1,260,000	1,260,000	-	-	-
Mayland Heights	343,750	373,750	144,000	317,500	-
McKenzie Lake	415,000	464,500	-	-	305,000
McKenzie Towne	320,000	390,000	179,125	300,000	277,250
Meadowlark Park	-	-	-	-	-
Midnapore	365,000	472,000	194,500	340,000	258,500
Millrise	323,750	340,000	196,500	-	235,000
Mission	266,500	-	266,500	-	-
Monterey Park	379,500	379,500	-	-	-
Montgomery	468,450	463,500	-	656,000	409,000
Mount Pleasant	602,500	467,000	-	670,000	-
New Brighton	420,000	469,750	-	333,000	263,000
Nolan Hill	485,250	607,500	-	-	327,500
North Glenmore Park	682,000	549,000	-	815,000	-
North Haven	381,500	434,000	-	285,000	-
North Haven Upper	499,000	499,000	-	-	-
Oakridge	332,550	579,125	-	143,000	180,000
Ogden	290,000	325,000	-	259,900	201,000
Palliser	620,000	684,500	-	-	185,000
Panorama Hills	488,750	535,200	145,000	-	269,200
Parkdale	882,500	1,066,250	-	665,000	-
Parkhill	592,000	592,000	-	-	-
Parkland	625,500	667,250	241,000	-	-
Patterson	344,500	726,250	255,000	-	325,500

	All Residential	Detached	Apartment	Semi-Detached	Row
Penbrooke Meadows	247,500	346,000	-	195,000	182,900
Pineridge	220,000	333,000	87,000	220,000	155,000
Point McKay	328,500	-	287,500	-	378,500
Pump Hill	1,107,000	1,107,000	-	-	-
Queensland	355,000	375,000	-	288,000	262,900
Ramsay	495,000	495,000	-	-	-
Ranchlands	431,050	467,500	-	292,000	272,000
Red Carpet	160,000	-	160,000	-	-
Redstone	364,000	553,000	253,832	364,000	240,000
Renfrew	720,000	1,085,000	349,000	660,000	298,500
Richmond	671,250	626,250	-	736,000	479,900
Rideau Park	1,149,900	740,000	-	-	1,210,950
Riverbend	430,000	435,000	-	320,000	-
Rocky Ridge	507,500	562,500	195,250	-	274,500
Rosedale	1,995,000	1,995,000	-	-	-
Rosemont	-	-	-	-	-
Rosscarrock	508,250	-	-	787,000	229,500
Roxboro	925,000	925,000	-	-	-
Royal Oak	438,000	545,000	219,000	-	342,750
Royal Vista	-	-	-	-	-
Rundle	185,000	375,000	-	260,000	161,500
Rutland Park	240,000	-	-	-	240,000
Saddle Ridge	390,000	404,000	165,000	408,500	213,750
Sage Hill	432,500	475,000	236,000	405,000	278,000
Sandstone Valley	418,750	443,750	-	415,000	270,000
Scarboro	-	-	-	-	-
Scarboro/Sunalta West	-	-	-	-	-
Scenic Acres	507,000	525,500	-	419,000	-
Seton	229,000	-	172,500	-	294,040
Shaganappi	607,500	575,000	-	636,650	-
Shawnee Slopes	513,500	518,000	150,000	-	-
Shawnessy	386,500	386,500	210,000	-	457,500
Sherwood	527,500	530,000	-	-	308,000
Signal Hill	592,500	630,000	191,250	421,750	295,000
Silver Springs	500,000	547,500	-	-	305,438
Silverado	371,000	380,500	-	364,000	315,000
Skyview Ranch	367,500	425,000	156,500	325,000	256,700
Somerset	416,000	430,000	176,500	-	224,000
South Calgary	592,500	592,500	225,635	780,000	645,000
Southview	367,500	367,500	-	-	-
Southwood	420,000	443,000	-	387,500	160,000
Springbank Hill	775,000	818,000	212,750	-	355,000
Spruce Cliff	402,500	980,000	327,500	-	-
St Andrews Heights	620,000	620,000	-	-	-
Strathcona Park	515,000	560,000	-	490,000	428,000
Sunalta	110,000	605,000	104,000	-	-
Sundance	458,000	458,000	-	458,000	300,000
Sunnyside	310,000	567,500	303,000	-	-
Sunridge	-	-	-	-	-
Taradale	343,500	365,500	135,000	294,000	240,000
Temple	285,000	365,000	-	267,000	272,500
Thornccliffe	372,000	376,000	-	-	176,500

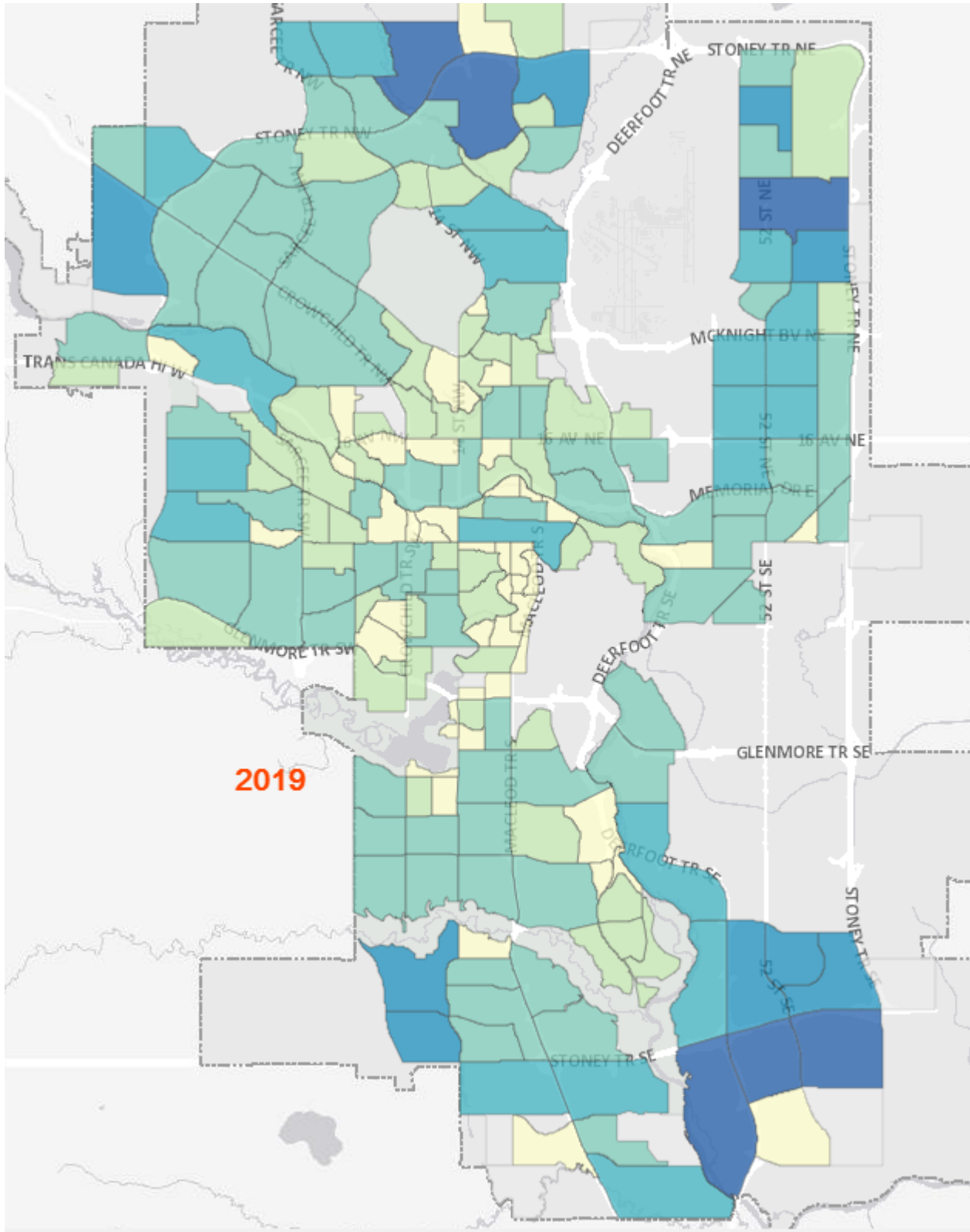
	All Residential	Detached	Apartment	Semi-Detached	Row
Tuscany	471,500	480,000	-	-	272,000
Tuxedo Park	450,000	450,000	215,000	580,000	-
University Heights	720,000	720,000	-	-	-
Upper Mount Royal	2,200,000	2,200,000	-	-	-
Valley Ridge	645,000	645,000	-	-	-
Varsity	480,000	600,000	178,000	-	322,500
Vista Heights	182,500	-	-	-	182,500
Walden	388,500	457,500	245,000	350,000	278,524
West Hillhurst	718,000	717,500	-	660,000	-
West Springs	686,000	751,000	310,000	722,500	386,500
Westgate	-	-	-	-	-
Whitehorn	300,000	336,000	115,000	251,500	-
Wildwood	757,500	757,500	-	-	-
Willow Park	625,000	625,000	-	-	-
Windsor Park	147,500	-	133,750	-	352,500
Winston Heights/Mountview	594,000	599,000	-	684,500	432,500
Woodbine	369,500	385,000	-	337,500	259,250
Woodlands	560,000	560,000	-	-	-
Yorkville	-	-	-	-	-

Appendix E - Neighbourhoods by Population (2019 Census)

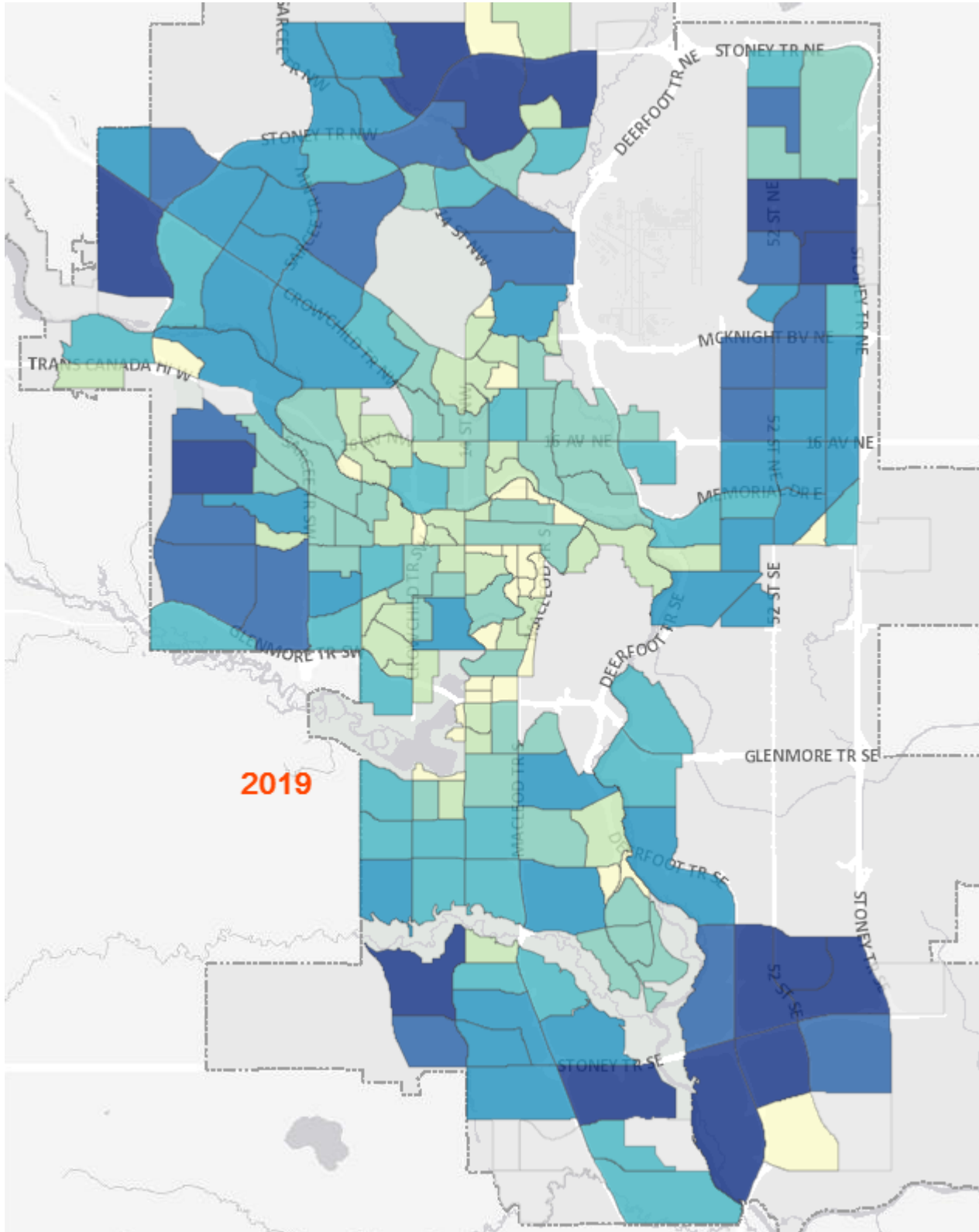
(Darker colours indicate a higher population)

Source: City of Calgary

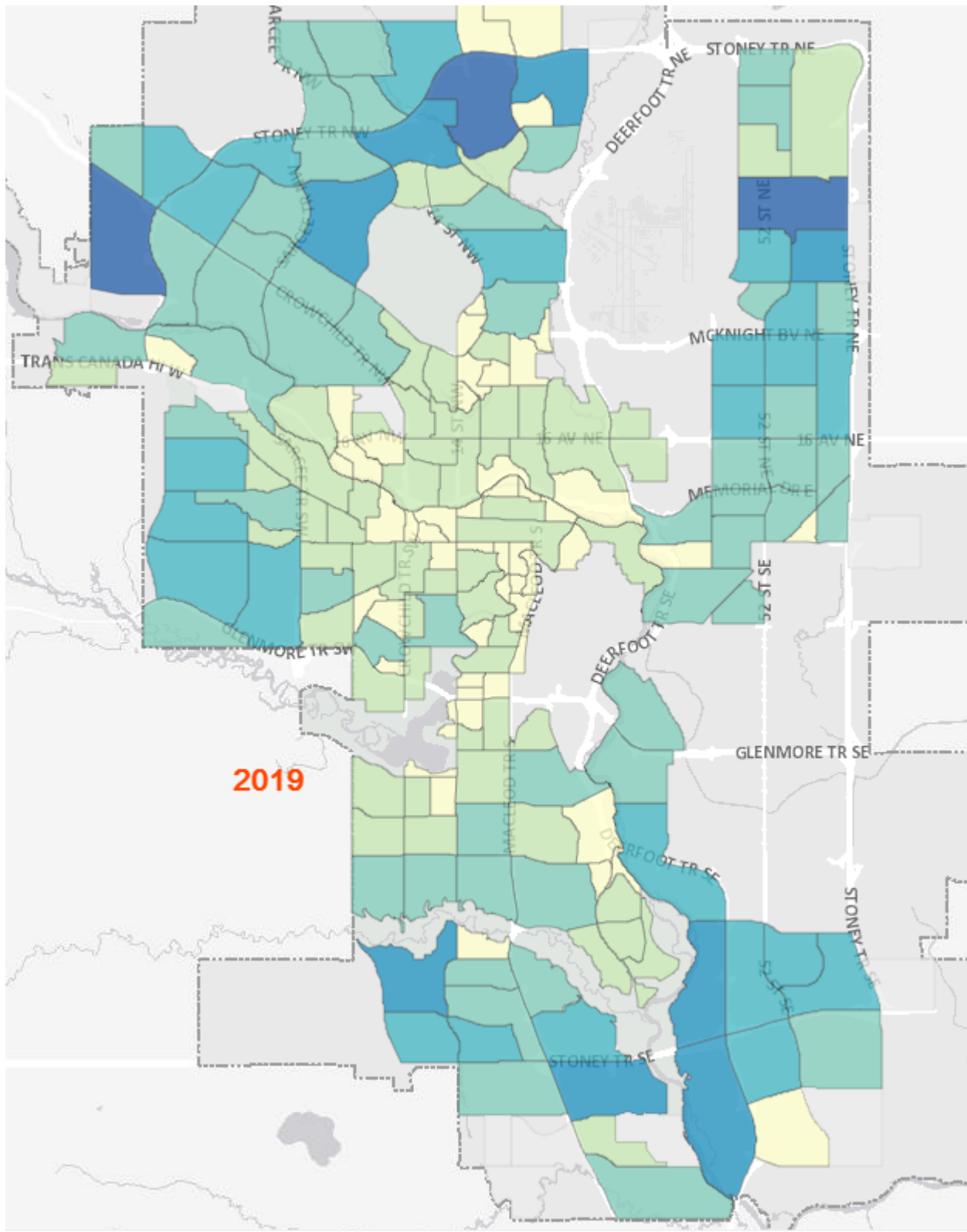
0 to 4 years old



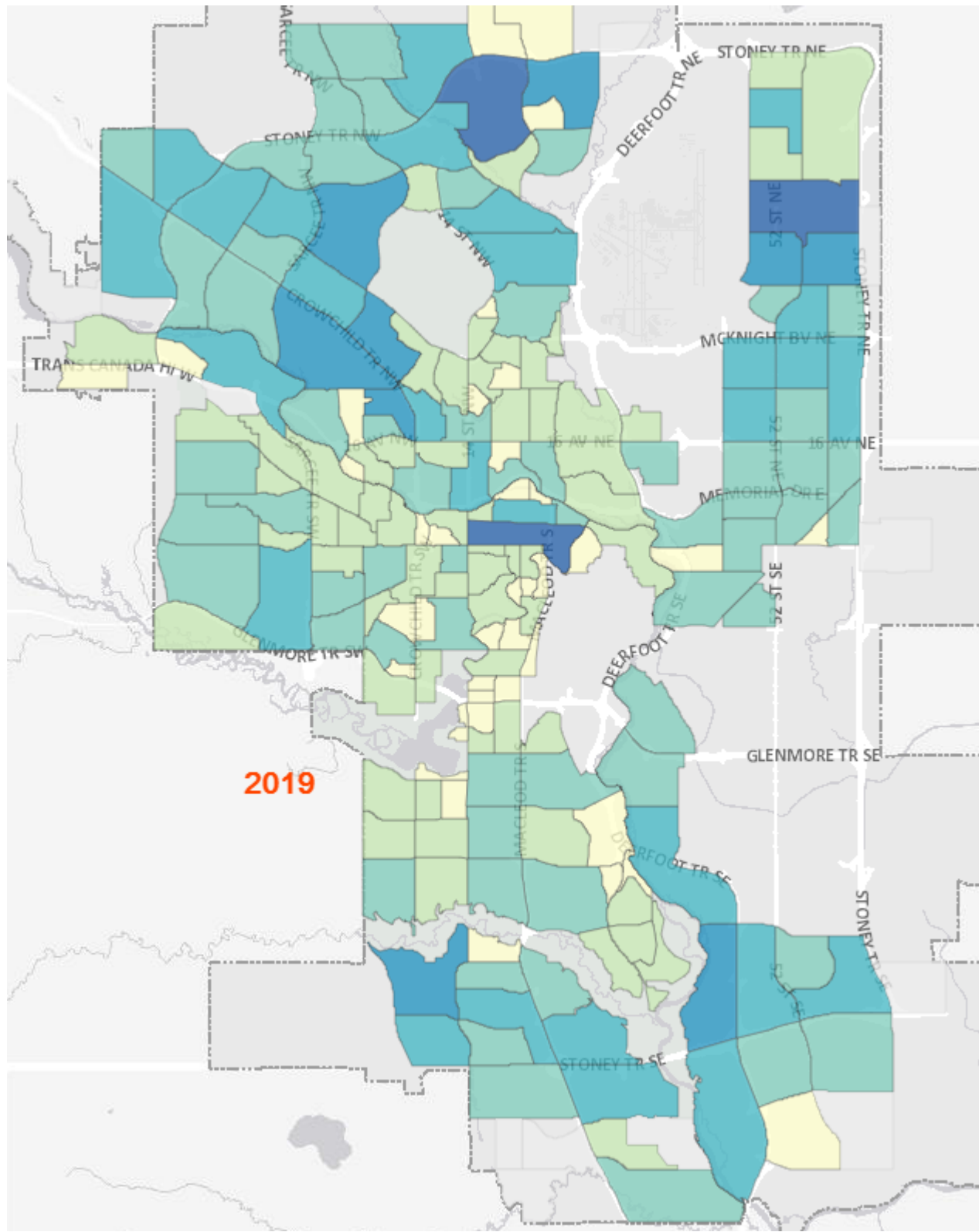
5 to 14 years old



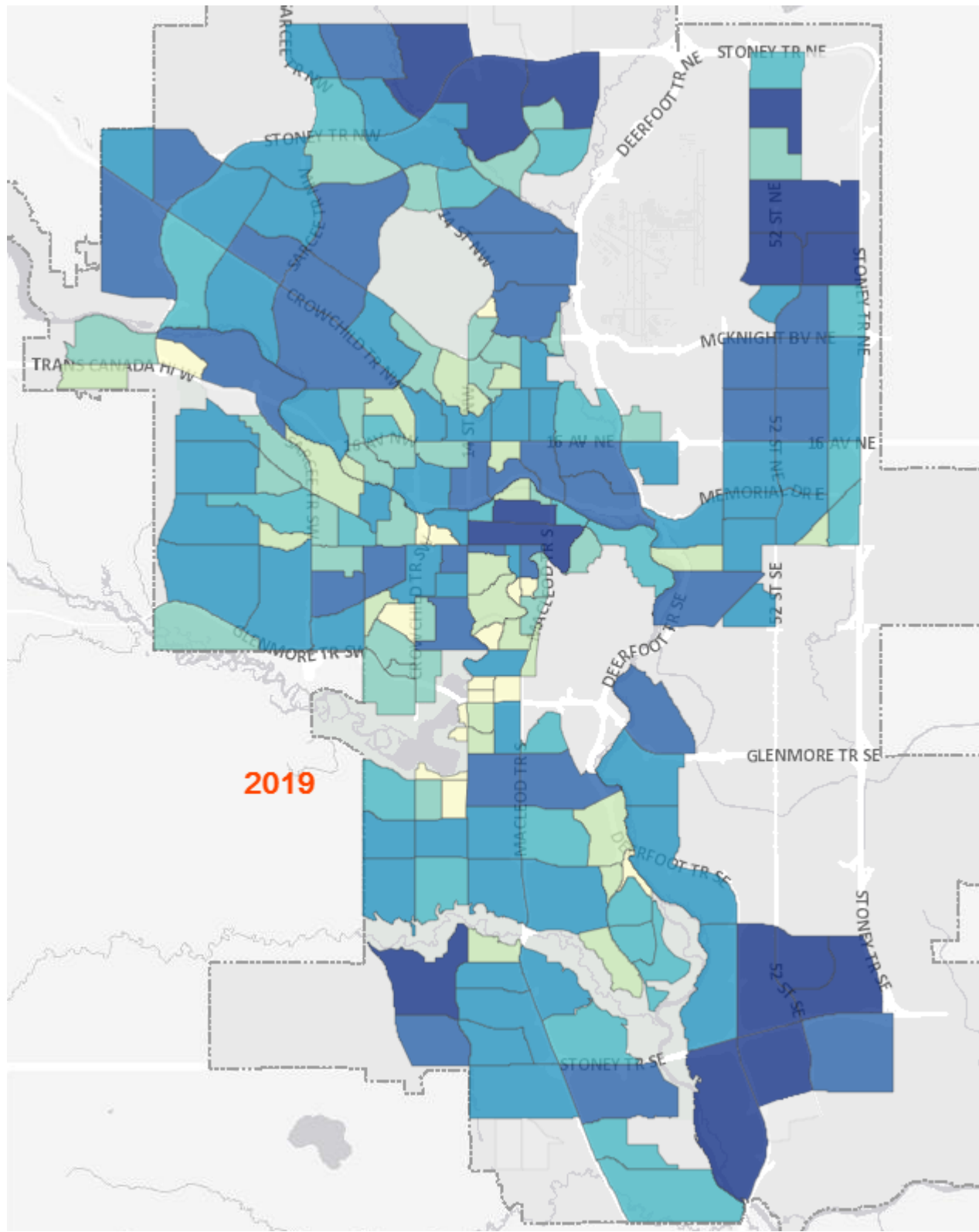
15 to 19 years old



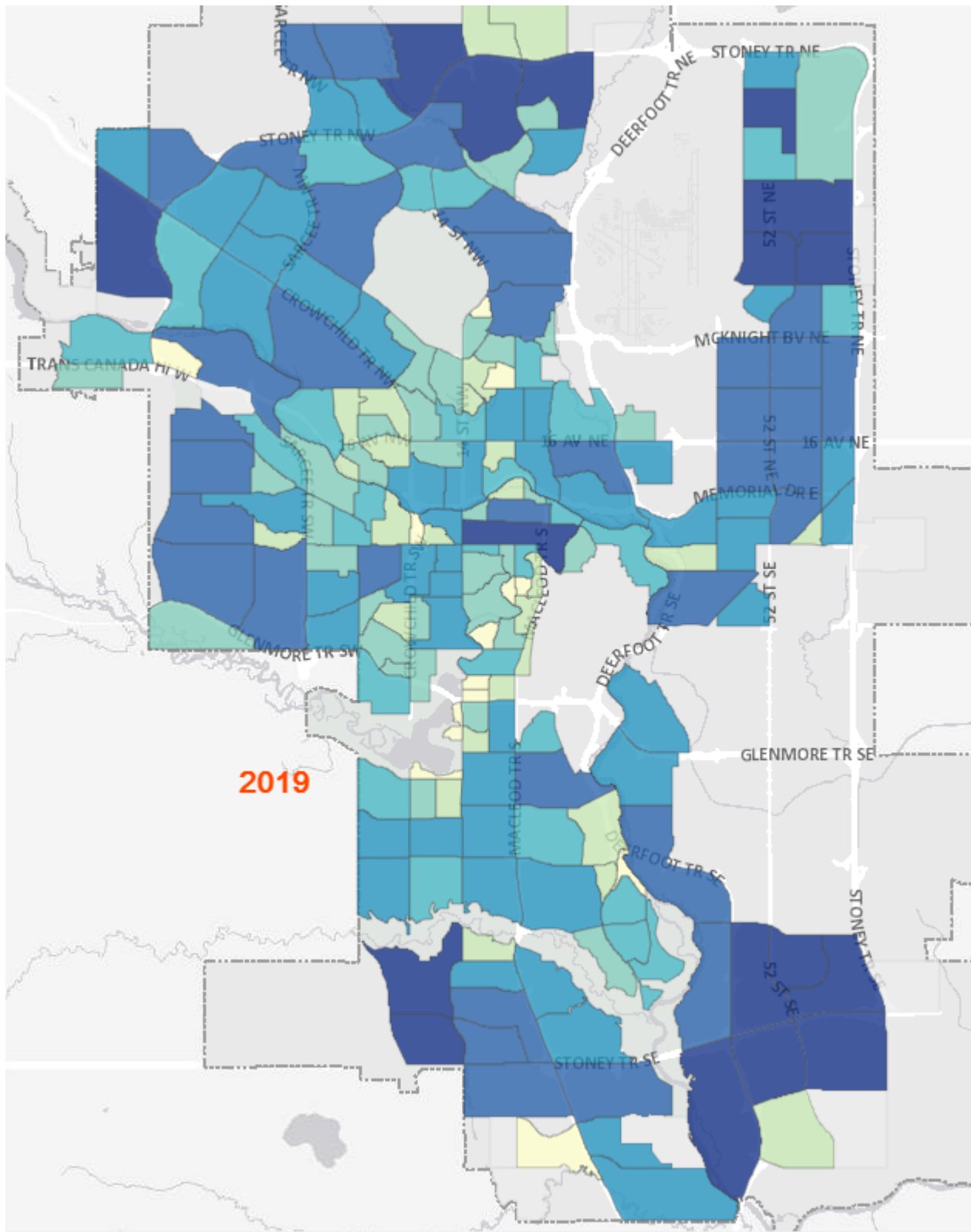
20 to 24 years old



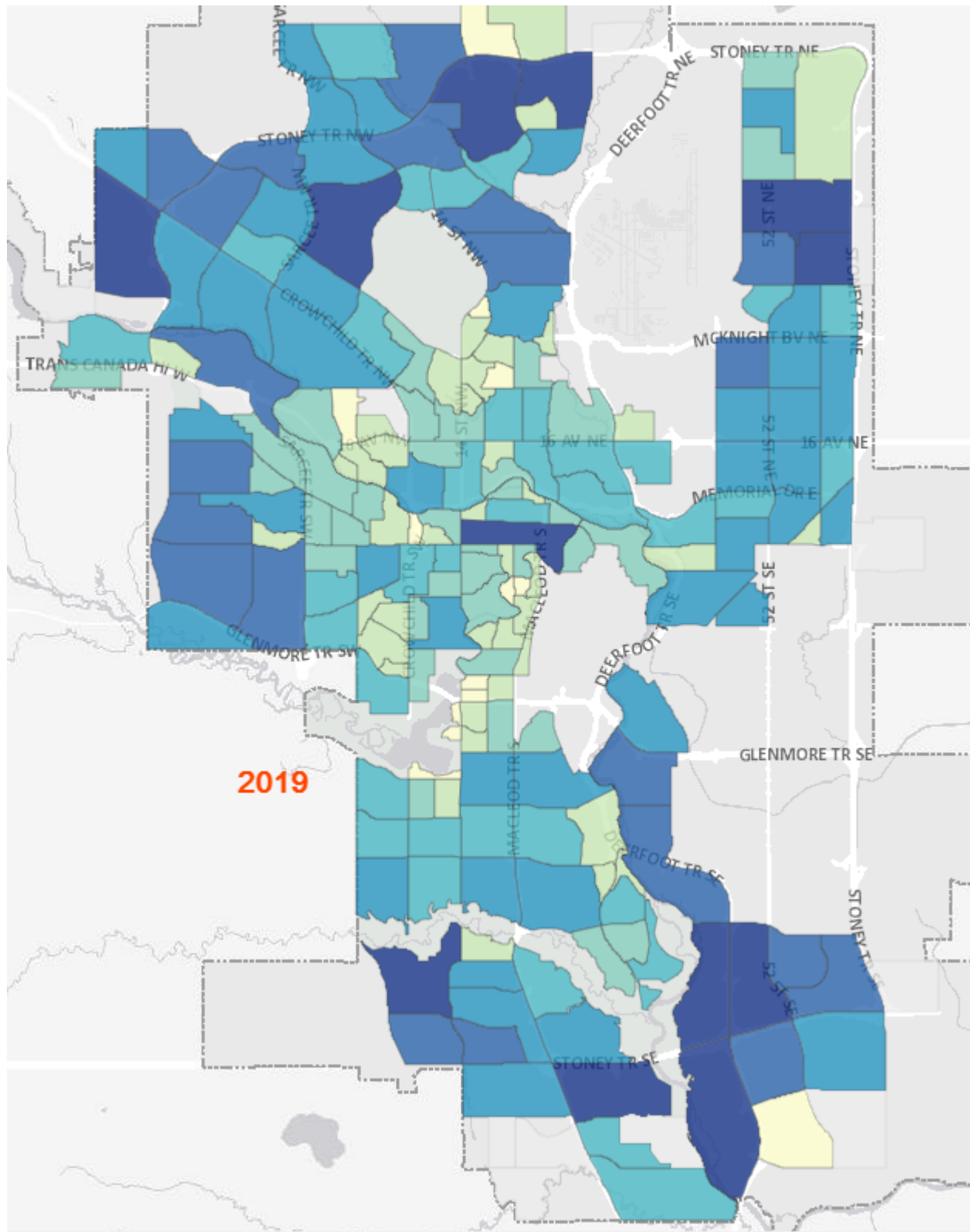
25 to 34 years old



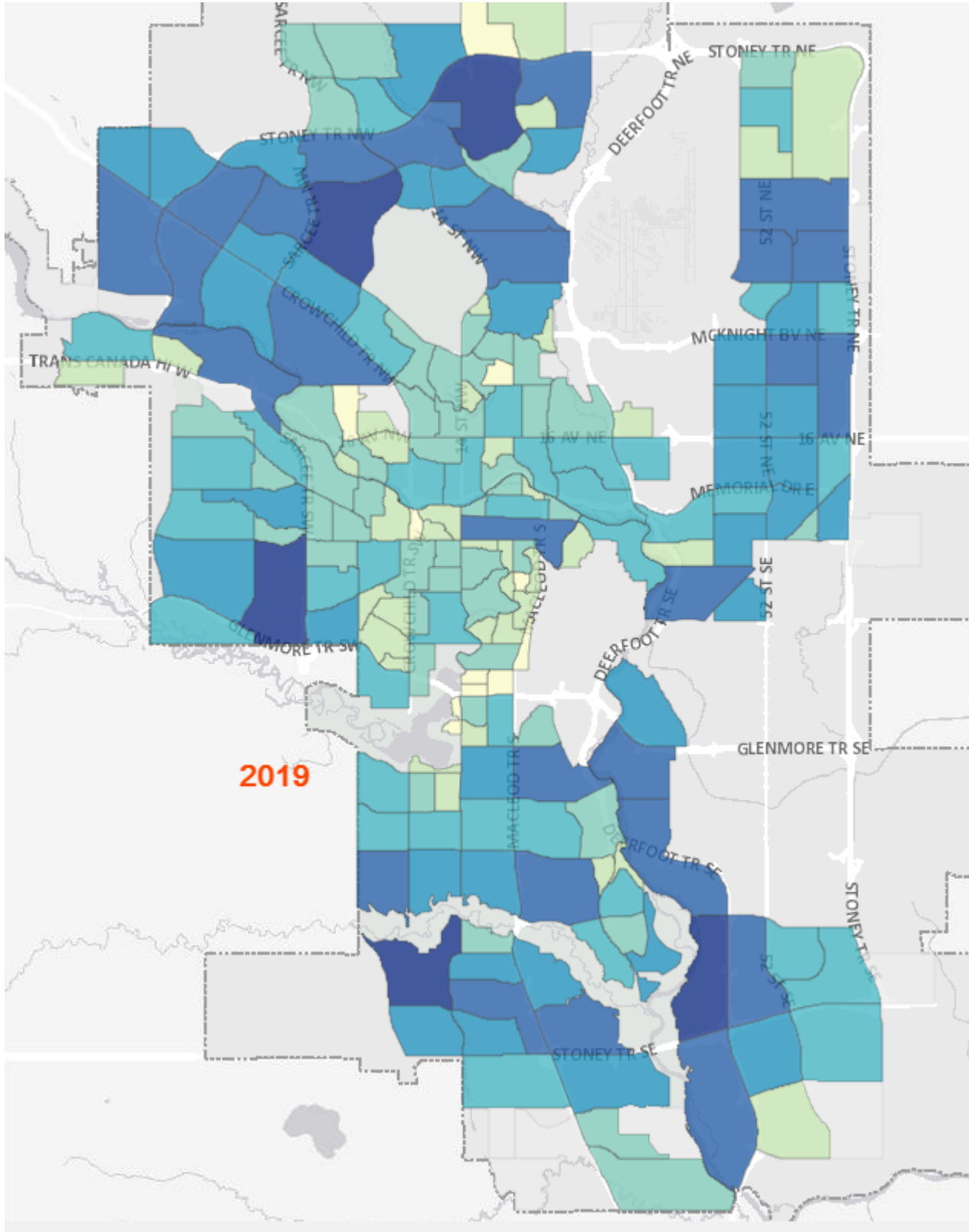
35 to 44 years old



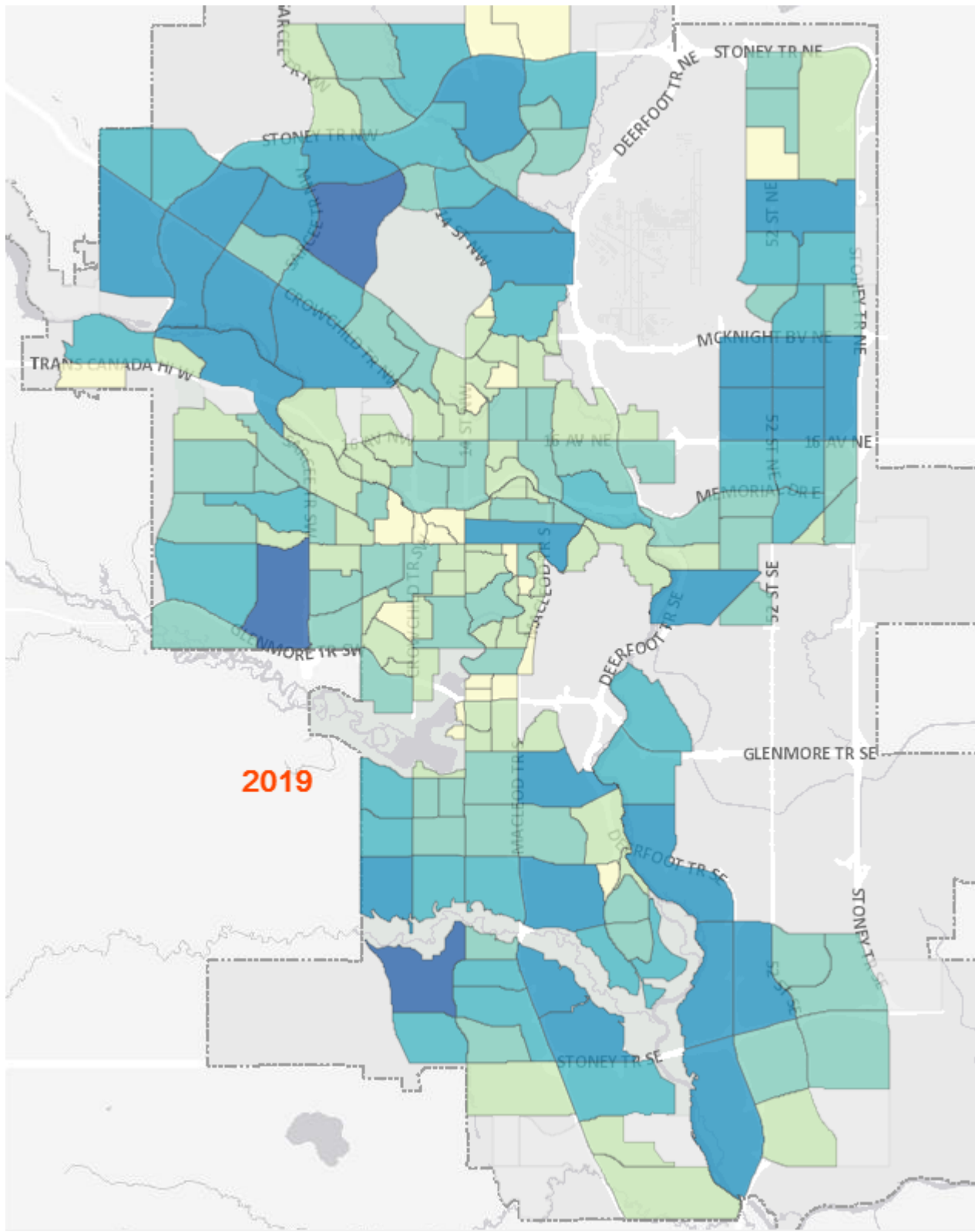
45 to 54 years old



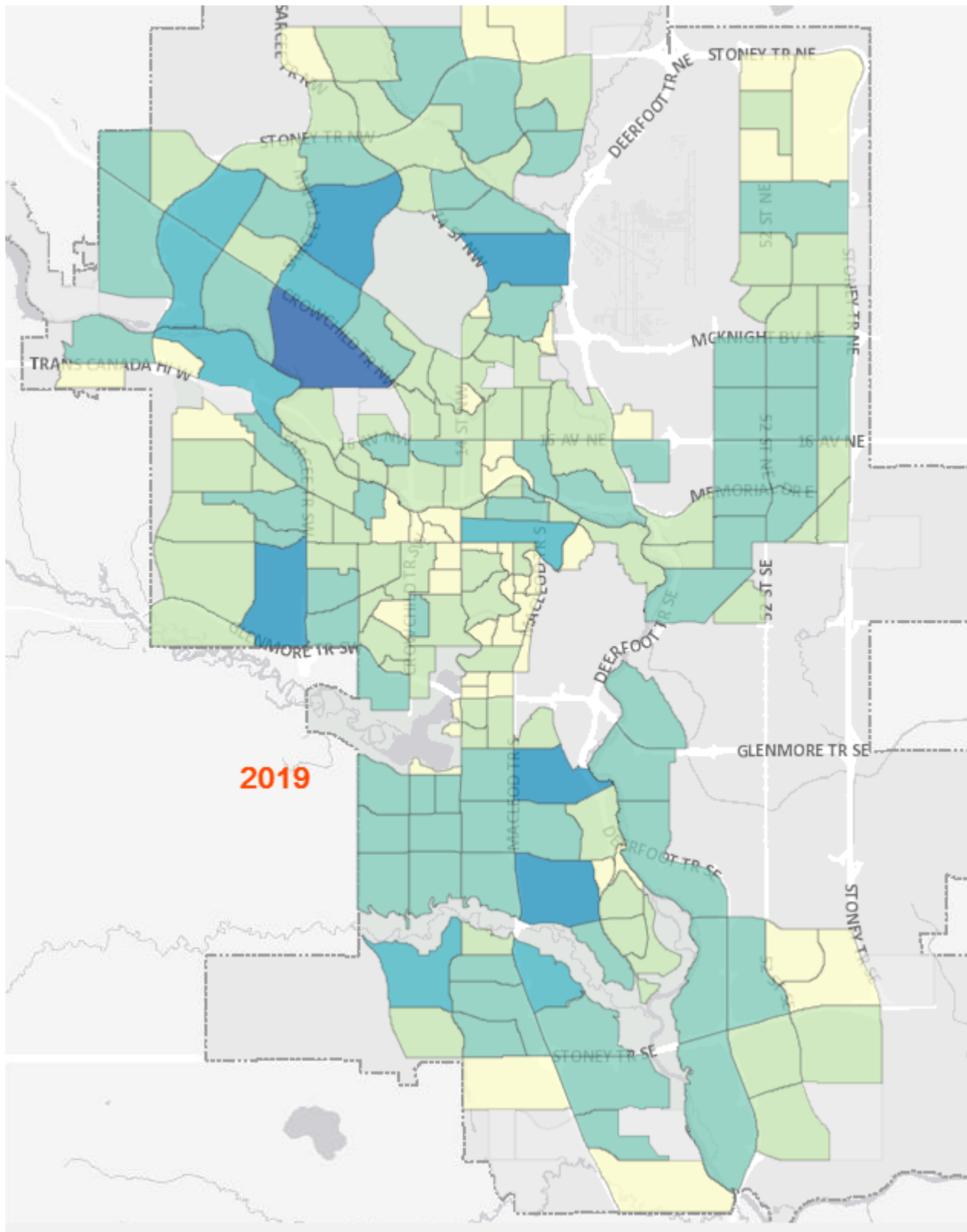
55 to 64 years old



65 to 74 years old

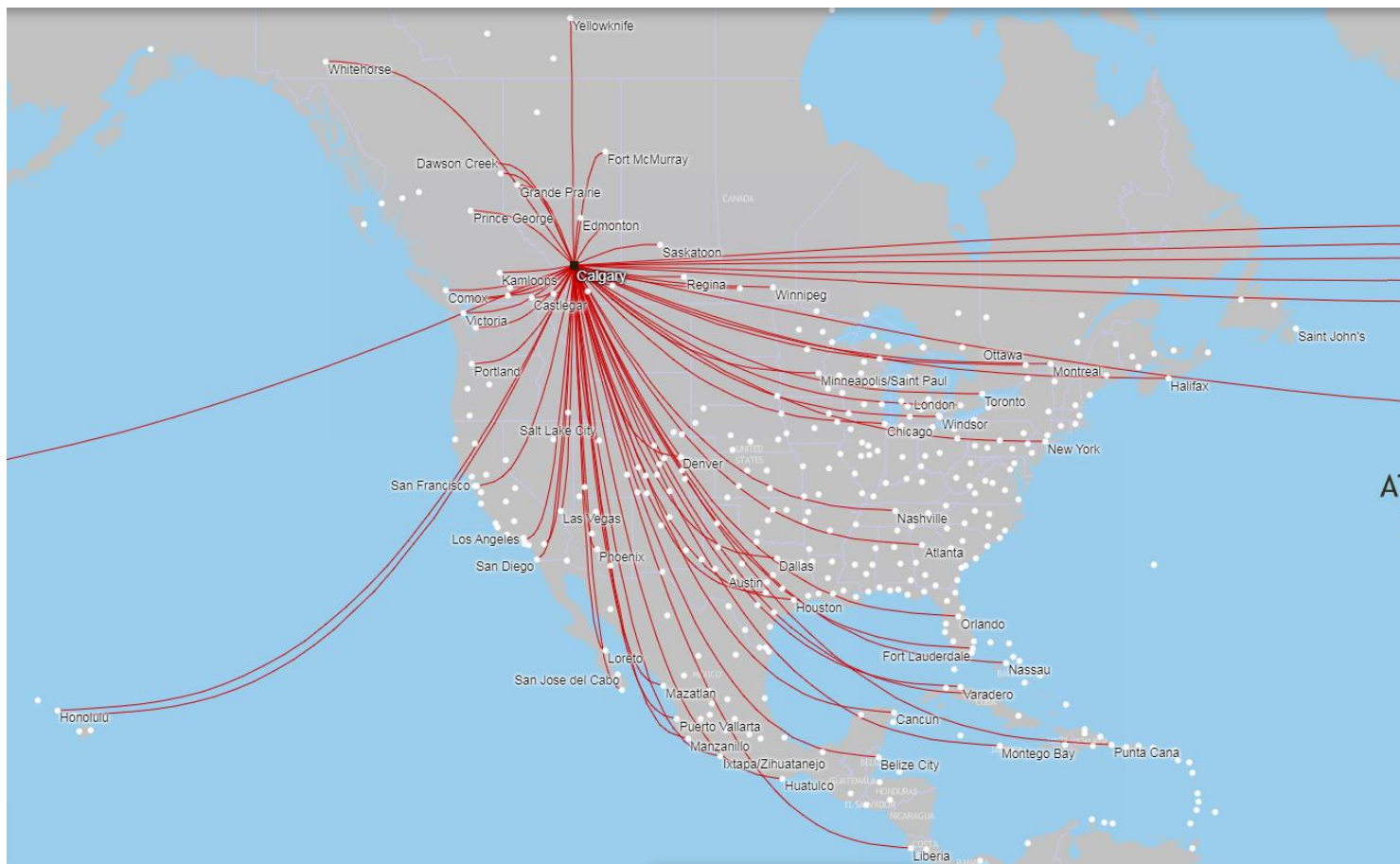


75+ years old



Appendix F - Non-Stop Destinations from Calgary International Airport

Source: YYC



The line to the west without a destination is Tokyo

